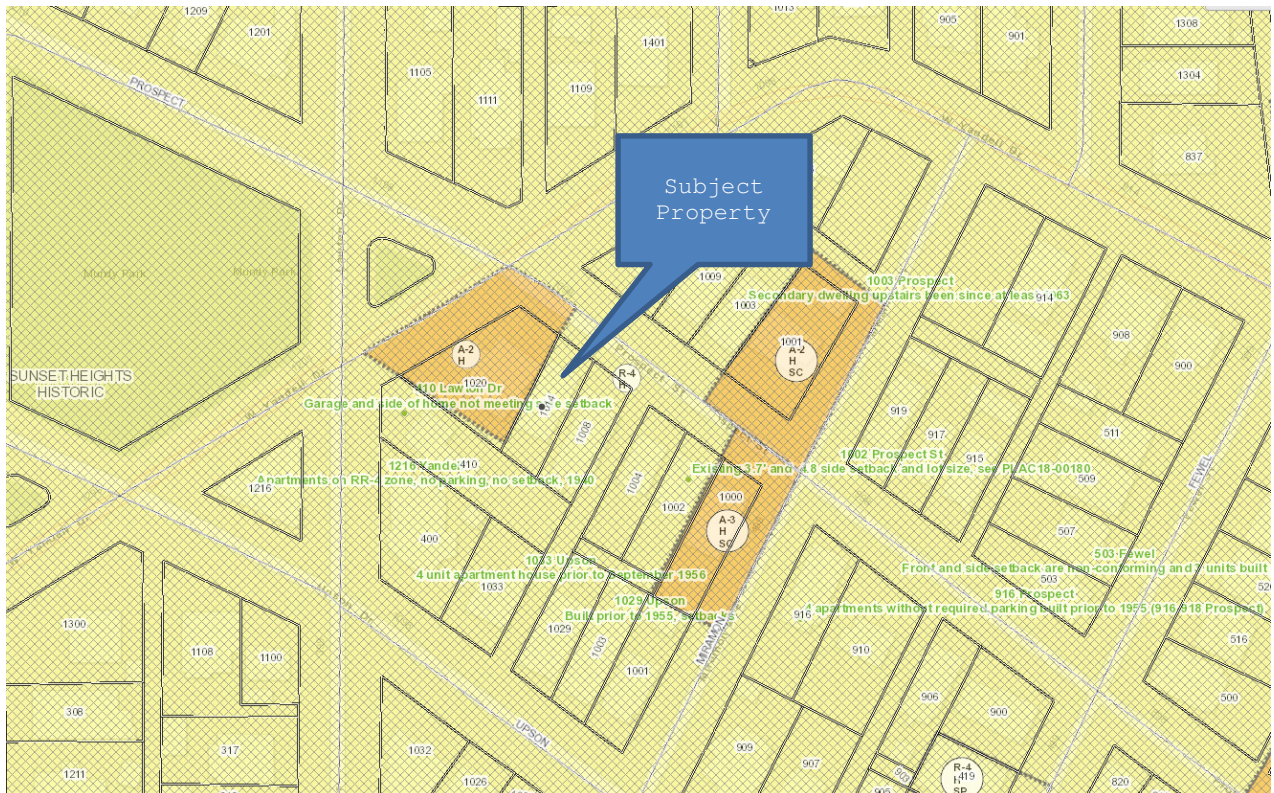




## PHAP19-00015

**Date:** March 11, 2019  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Valentin Herber Valdez  
**Representative:** Geronimo Cortez  
**Legal Description:** 26 Sunset Heights 40 Ft Of 11 To 14 Beg 40 Ft W  
Of Aly (3900 Sq. Ft), City of El Paso, El Paso County, Texas  
**Historic District:** Sunset Heights  
**Location:** 1014 Prospect Street  
**Representative District:** #8  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1918  
**Historic Status:** Contributing  
**Request:** Certificate of Appropriateness for window removal and replacement  
**Application Filed:** 2/25/2019  
**45 Day Expiration:** 4/11/2019

### ITEM #4



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for window removal and replacement

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties* recommend the following:

- *Doors and windows are considered important character-defining features because of significant detailing. When windows are involved in the construction process it is recommended to repair rather than replace.*
- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint). Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Replacement windows on the main façade shall be comprised of the operable portions of the window and match the type, style, operation, configuration and finish of the original windows.*
- *Windows in secondary facades shall be reviewed on a case by case basis.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria: a. Architectural and historical compatibility, b. Comparison to original profile, c. Level of significance of original doors and windows to the architectural style of the building. d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

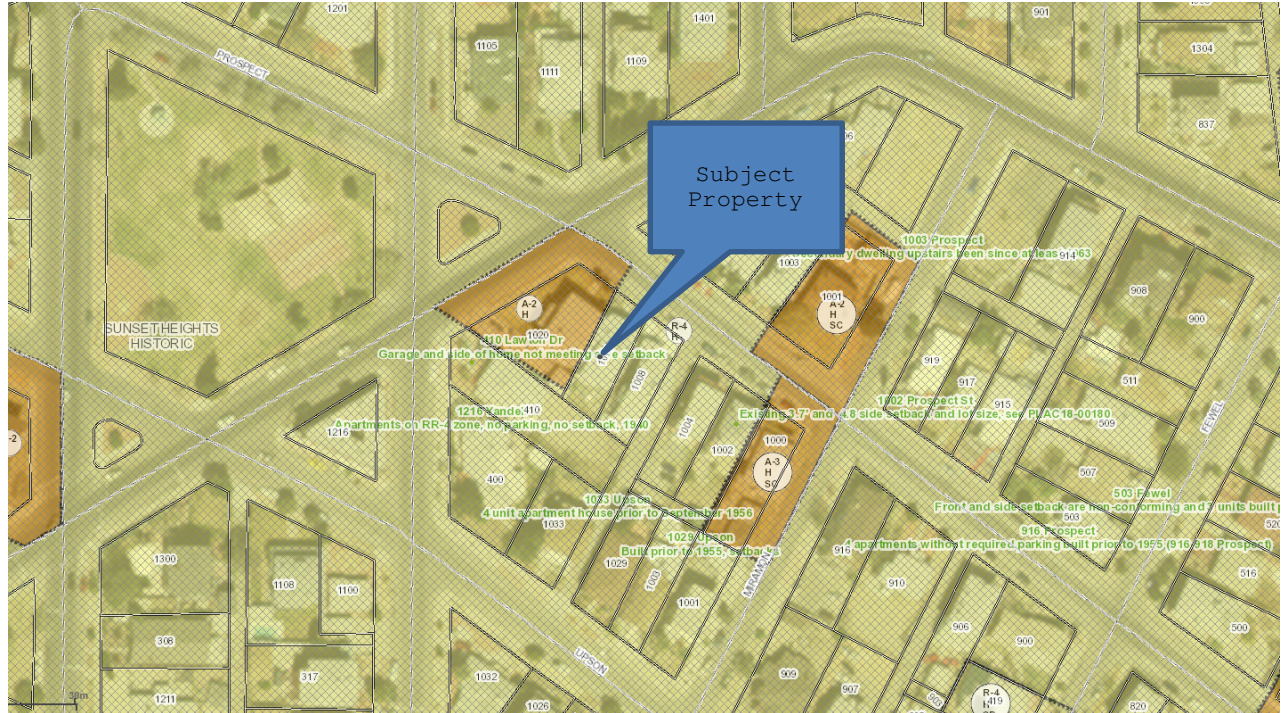
*The Secretary of the Interior's Standards for Rehabilitation* recommend the following:

- *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property.*
- *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The modification is that the new windows match the original windows in terms of size, configuration, operation, and details or that the owner use interior storm windows instead of replacing the existing windows.



## AERIAL MAP



PROPOSED ELEVATIONS

PROPOSED WINDOWS

SCALE 1/4" = 1'-0"

Legend for proposed windows:

- 1: Double-hung window
- 2: Double-hung window
- 3: Double-hung window
- 4: Double-hung window
- 5: Double-hung window
- 6: Double-hung window
- 7: Double-hung window
- 8: Double-hung window
- 9: Double-hung window
- 10: Double-hung window
- 11: Double-hung window
- 12: Double-hung window
- 13: Double-hung window
- 14: Double-hung window
- 15: Double-hung window
- 16: Double-hung window
- 17: Double-hung window
- 18: Double-hung window

LEFT SIDE ELEVATION

SCALE 1/4" = 1'-0"

RIGHT SIDE ELEVATION

SCALE 1/4" = 1'-0"

FRONT ELEVATION

SCALE 1/4" = 1'-0"

REAR ELEVATION

SCALE 1/4" = 1'-0"

EXISTING WINDOWS

VALENTIN PROSPECT EL PASO TEXAS

DATE: 02.06.19  
SHEET: 3 OF 3  
PLAN NO: 1662

ELEVATION A